

025.0

0002

0020.0

Map

Block

Lot

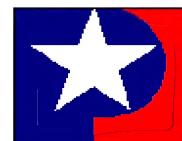
1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,105,900 / 1,105,900  
USE VALUE: 1,105,900 / 1,105,900  
ASSESSED: 1,105,900 / 1,105,900Total Card / Total Parcel  
1,105,900 / 1,105,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		CLEVELAND ST, ARLINGTON

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	5000.000	645,600	4,300	456,000	1,105,900	
Total Card	0.115	645,600	4,300	456,000	1,105,900	Entered Lot Size
Total Parcel	0.115	645,600	4,300	456,000	1,105,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	391.43	/Parcel: 391.43	Land Unit Type:


**Patriot**  
Properties Inc.

OWNERSHIP	Unit #:
Owner 1: ONEILL DOROTHY R M/TRUSTEE	
Owner 2: DRONEILL FAMILY RLTY TRUST II	
Owner 3:	
Street 1: 49 FAIRMONT ST	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1: ONEILL DOROTHY R -
Owner 2: -
Street 1: 49 FAIRMONT STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION			
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 2825 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrrms.			

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/Ha: 0.11478

Total SF/SM: 5000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Entered Lot Size	Total Land:	Land Unit Type:

07/05/17	I2027!
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PRIOR ID # 1: 16413	PRIOR ID # 2:
PRIOR ID # 3:	PRIOR ID # 1:
PRIOR ID # 2:	PRIOR ID # 2:
PRIOR ID # 3:	PRIOR ID # 3:
ASR Map:	Fact Dist:
Reval Dist:	Year:
LandReason:	BldReason:
CivilDistrict:	Ratio:

Date	Result	By	Name
7/5/2017	MEAS&NOTICE	KB	Kevin B
5/30/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
1/27/2009	Meas/Inspect	189	PATRIOT
6/25/2005	Permit Visit	BR	B Rossignol
3/29/2000	Inspected	276	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
4/6/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>																	
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average		OF=TOILET ON 2ND FLR.			EFP	8	EFP	7															
Sty Ht:	2A - 2 Sty +Attic		A Bath:			Rating:				OFFP	(80D)	EFP	16																
(Liv) Units:	2		Total:	2	3/4 Bath:			Rating:				(80D)	9	EFP	3														
Foundation:	3 - BrickorStone		A 3QBth:			Rating:																							
Frame:	1 - Wood		1/2 Bath:			Rating:																							
Prime Wall:	1 - Wood Shingle		A HBth:			Rating:																							
Sec Wall:	2 - Clapboard	30 %	OthrFix:	1	Rating:	Average																							
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>						<b>RESIDENTIAL GRID</b>																				
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good		1st Res Grid   Desc: Line 1   # Units 1																					
Color:	BEIGE		A Kits:	1	Rating:	Very Good																							
View / Desir:	N - NONE		Frl:			Rating:																							
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:																						
Grade:	C - Average		<b>CONDOS INFORMATION</b>																										
Year Blt:	1910	Eff Yr Blt:	Location:																										
Alt LUC:			Total Units:																										
Jurisdct:	G14	Fact:	Floor:																										
Const Mod:							% Own:																						
Lump Sum Adj:							Name:																						
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>			<b>RES BREAKDOWN</b>														
Avg Ht/FL:	STD		Phys Cond:	GV - Good-VG	10.	%	Exterior:			No Unit	RMS	BRS	FL																
Prim Int Wal	2	- Plaster	Functional:			%	Interior:			1	7	3																	
Sec Int Wall:			Economic:			%	Additions:			1	6	3																	
Partition:	T - Typical	Special:			%	Kitchen:																							
Prim Floors:	3 - Hardwood	Override:			%	Baths:	2003																						
Sec Floors:			Total:	10.8		%	Plumbing:																						
Bsmnt Flr:	12 - Concrete	<b>CALC SUMMARY</b>						Electric:																					
Subfloor:							Heating:																						
Bsmnt Gar:							General:																						
Electric:	3 - Typical	<b>COMPARABLE SALES</b>												<b>SUB AREA</b>			<b>SUB AREA DETAIL</b>												
Insulation:	2 - Typical	Rate						Parcel ID	Typ	Date	Sale Price		Code			Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Int vs Ext:	S													SFL			Second Floor	1,273	190.450	242,438	UAT	100	FLA	100					
Heat Fuel:	1 - Oil													BMT			Basement	1,234	57.130	70,503									
Heat Type:	5 - Steam													FFL			First Floor	1,234	190.450	235,010									
# Heat Sys:	2													EFP			Enclos Porch	354	34.560	12,235									
% Heated:	100	% AC:													UAT			Upper Attic	318	133.310	42,427								
Solar HW:	NO	Central Vac:	NO													OPF			Open Porch	249	22.890	5,700							
% Com Wal	% Sprinkled																												
<b>MOBILE HOME</b>						Make:			Model:			Serial #:			Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>															<b>PARCEL ID</b> 025.0-0002-0020.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
3	Garage	D	Y	1	20X20	A	FR	1910	21.25	T	50	104			4,300		4,300												
More: N						Total Yard Items:			4,300	Total Special Features:						Total:			4,300										
															<b>IMAGE</b>						<b>AssessPro Patriot Properties, Inc</b>								
																													